301 College Street, P.O. Box 408, Greenville, S. C. 29602

BOOK 1424 PAGE 180

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

VENTURES, A PARTNERSHIP

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of NINETY-FIVE THOUSAND AND NO/100---------- ($ 95,000.00) Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of EIGHT HUNDRED EIGHTY-FIVE AND 53/100---------- ($ 885.53) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL those certain pieces, parcels or lots of land and the improvements thereon, situate, lying and being in Butler Township, Greenville County, State of South Carolina, near Pelham South Carolina, and being on the north side of Pelham Road, and being designated as Tracts 5, 6, and 7 on a Plat of property recorded in Plat Book W at Page 149, and containing 15.5 acres more or less, and having the following metes and bounds, to-wit:

TRACT 5:

BEGINNING at the joint corner of tract 4 and 5 on the Pelham Road, and thence dividing said tracts, N. 21-42 E. fifteen hundred seventy and five tenths (1570.5) feet to an iron pin on the DeCamp line, joint rear corner of 4 and 5; thence with the Decamp line S. 42-10 W. two hundred fourteen and four tenths (214.4) feet to an angle; thence still with the DeCamp line S. 56-11 W. one hundred seventy-eight (178) feet to the corner of tract No. 6; thence dividing Nos. 5 and 6 S. 20-30 W. twelve hundred twenty-five (1225) feet to an iron pin on the said Road; thence therewith S. 68-54 E. one hundred fifty (150) feet to the beginning corner; and bounded north and northeast by DeCamp; east and southeast by tract No. 4; south by said Road, and west and northwest by tract No. 6.

TRACT 6:

BEGINNING at the joint corner of tracts 5 and 6 on the Pelham Road, and thence dividing said tracts N. 20-30 E. twelve hundred twenty-five (1225) feet to an iron pin on the DeCamp line, joint rear corner of Nos. 5 and 6; thence with the DeCamp line S. 56-11 W. two Hundred fifty-four and three tenths (254.3) feet to an angle; thence still with the DeCamp line S. 67-03 W. one hundred (100) feet to the corner of Tract No. 7; thence dividing Nos. 6 and 7 tracts S. 19-13 W. nine hundred forty-seven and six-tenths (947.6) feet to an iron pin on the said Road; thence therewith S. 68-54 E. two hundred (200) feet to the beginning corner; and bounded north and northeast by DeCamp; east and southeast by Tract No. 5; south by said road, and west and northwest by Tract No. 7.

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